

## **INDUSTRIOUS ENTRE TEAM REDUCES INDUSTRIAL DRIVE VACANCY**



**SCHAUMBURG, IL (SEPTEMBER 2015)** - Entre Commercial Realty, LLC is pleased to announce that a team including Mike DeSerto, Dan Benassi, and Dan Jones of Entre Commercial Realty represented Midwest Industrial Funds, Inc. in the acquisition of 640 and 680 Industrial Drive in Cary, Illinois. The two properties total 160,000 square feet with 680 at 83,810 square feet and 640 at 75,733 square feet. In the transaction, the seller, MMTJ, LLC was self-represented.

Midwest Industrial Funds is a Chicago-based, vertically integrated industrial real estate investment, development and asset management company, which will redevelop and then lease or sell the properties. Since 2000 Midwest Industrial Funds and its principals have acquired or developed more than 2.5 million square feet of industrial space and more than 150 acres of land valued at more than \$100 million.

Midwest Industrial plans to modernize the properties through a redevelopment focusing on a modern, clean/functional building layout. The facilities feature Illinois Route 14 exposure, 18- to 21-foot clear ceiling heights, ample loading/parking, and heavy power. The 680 Industrial Drive facility will be offered for sale or lease as a single- or two-tenant facility with 40,000 square foot units; 640 Industrial Drive will be offered for sale or lease as a single-user facility at 75,733 square feet on 6 acres, which includes almost 2 additional acres of paved area for vehicle parking or outdoor storage.

Entre Commercial Realty's team of Mike DeSerto, Dan Benassi, and Dan Jones will market the properties for sale or lease in the fourth quarter of this year.

At this time last year more than 40 percent of the properties on Industrial Drive were available. In recent efforts, Entre teams have sold some of the properties helping increase activity in the area. Earlier this year, Dan Benassi sold in the spring 770 Industrial Drive, a 54,000-square-foot property. Now, more than 85 percent of that vacancy has now been sold.

### ***About Entre Commercial Realty LLC***

Entre Commercial Realty LLC is a full-service industrial/commercial real estate firm based in Schaumburg, IL. Entre Commercial Realty provides a wide range of real estate services including brokerage, property management, construction and corporate services throughout metro-Chicago and nationwide through its affiliates. For more information visit [www.entrecommercial.com](http://www.entrecommercial.com).